

# 3-SEASON Pre-Cut Kit

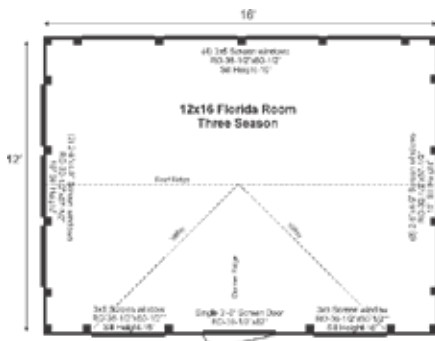


The best way to enjoy your backyard mosquito free is in our airy and screened in Florida Room. It's roomy enough for a table and chairs, a hot tub, and a hammock. The four-season package includes insulated windows with screens for year-round use.

## 12X16 FLORIDA ROOM

LIVING SOLUTIONS

LIVING SOLUTIONS



### 12X16 FLORIDA ROOM 3-SEASON PRE-CUT KIT

Base Area: 192 sq. ft.  
Total Interior Area: 192 sq. ft.  
Recommended Foundation:  
8-10" Crushed Gravel  
Overall Dimensions: 10'6"H  
x 17'2"W x 13'2"D  
Estimated Weight: 6800 lbs

#### Floor System

2 (qty) 6x6x16' Hemlock Skids  
2"x6" Kiln Dried Spruce  
Joists 24" On Center  
2x6 Pine Tongue & Groove Decking  
Floor Vapor Barrier  
5½" Fiberglass Insulation (R21)  
Under Deck Sheathing: ¾" Plywood  
Floor Weight Rating: 25 lbs/sq. ft.

#### Walls

4"x4" Hemlock Post and  
Beam Wall Framing  
Wall Height: 82"  
Wall Vapor Barrier  
Siding: 1" rough sawn Pine Board & Batten  
1" rough sawn Pine Corner, Door  
& Window Trim & 2" rough sawn  
Pine Fascia & Shadow Trim

The 3-season kit includes the complete kit plus floor insulation, vapor barrier for the floor, walls and roof, solid pine roof sheathing, screen windows and a screen door. Note: Pictures may reflect client upgrades and modifications that do not come standard.

#### Roof

Gable Roof Style  
Roof Pitch: 4/12 Dormer: 4/12  
Roof Features: Dormer with  
Decorative Cedar Sunburst Arch  
2"x6" rough sawn Hemlock  
Rafters 24" On Center  
1"x6" rough sawn Hemlock  
Exposed Collar Ties  
1" rough sawn Pine Solid  
Board Roof Sheathing  
Roof Vapor Barrier  
Corrugated 29g Metal Roofing,  
Color: Evergreen  
6" Overhang on all sides

#### Door & Windows:

Door: 1 (qty) 3-0 Heavy Duty Screen Door  
Windows: 6 (qty) 36"x57" Screens,  
6 (qty) 32"x57" Screens

#### Assembly & Logistics Information

Estimated Assembly Time:  
Two People: 51 hrs  
Estimated Shipping Cube Sizes  
Cube 1: 42"x52"x192" Cube 2:  
42"x36"x96" Cube 3: 42"x16"x192"

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#### 3-SEASON KITS:

A three-season kit prepares the building for interior finishing. It includes complete PCK version plus vapor barrier, solid roof sheathing and insulated floor system.

#### EVERY KIT INCLUDES

- Color Coded
- Part Numbered
- Step-by-Step Instructions
- & All Fastening Hardware Included

#### Additional Sizes:

8X10 | 10X10 | 10X14 |  
12X12 | 12X16 | 12X20 |

#### Additional Types:

FRAME ONLY KIT | COMPLETE KIT | FULLY  
ASSEMBLED | 3-SEASON KIT | 4-SEASON KIT

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